

CHARLES U. PRICE and WILLIAM H. * NO. 28,153 EQUITY
GORMAN, II, Substitute Trustees *
Plaintiffs * IN THE CIRCUIT COURT
VS. * FOR FREDERICK COUNTY,
JOHN C. WALTERS * MARYLAND
Defendant *

* * * * *

PETITION AND REPORT OF SALE

The Petition and Report of Sale of Charles U. Price, one of the above captioned Substitute Trustees, respectfully shows unto your Honorable Court:

FIRST: On August 1, 1977, John C. Walter executed and delivered a deed of trust, conveying a certain parcel of land with improvements thereon to Frank Spinetta and Carol J. Tomasi, Trustees, to secure a promissory note to VNB Mortgage Corporation. The deed of trust is recorded in Book 1025, page 890, one of the Land Records of Frederick County, and has been filed in this cause as Exhibit A to the Order to Docket Suit.

SECOND: The parcel so conveyed was more particularly described as follows:

All that lot or parcel of land situate lying and being in the Town of Brunswick, Frederick County, Maryland, on the west side of Maryland Avenue (formerly called Middle Street and Second Street) having for the beginning of the outlines thereof a point at the end of 42 feet on a line drawn South 12-1/2° West from the Northeast corner of Lot No. 44 as shown on the Plat of Berlin recorded in Liber W.R. No. 11 at Folio 288, one of the Land Records of Frederick County, Maryland, and running thence by and with the West side of said Maryland Avenue South 12-1/2° West a distance of 27-1/4 feet, thence North 77-1/2° West 72 feet, thence North 12-1/2° East 6-1/4 feet, thence North 77-1/2° West 20 feet, thence North 12-1/2° East 21 feet, and thence South 77-1/2° East 92 feet to the place of beginning; being all and the same real estate which was conveyed to John C. Walter by deed from James H. Haley, III, and Sara G. Haley, his wife, dated August 1, 1977 and recorded in Book 1025, page 887, one of the Land Records of Frederick County, Maryland.

THIRD: By deed of appointment of Substitute Trustees dated May 16, 1978 and recorded in Book 1050, page 192, one of the Land Records of Frederick County, Maryland, Charles U. Price and William H. Gorman, II, were appointed Substitute Trustees under the aforesaid deed of trust. A copy of